

Condominium Physical Inspection Report

2010 Assessment Roll

I-90 Corridor

Specialty Neighborhoods

350 and 365

For 2011 Property Taxes

**King County Department of Assessments
Seattle Washington**

Lloyd Hara, Assessor

Table of Contents

<i>Executive Summary Report</i>	3
<i>Part One – Premises of the Mass Appraisal</i>	4
Appraisal Team members and participation	4
Assumptions & Limiting Conditions	4
Preliminary Ratio Analysis	4
Scope of the Appraisal	5
<i>Part Two – Presentation of Data</i>	6
Identification of the area	6
Name or Designation	6
Area, neighborhood, and location data	6
Boundaries:	6
Maps	6
Zoning and legal/political consideration	6
<i>Part Three – Analysis of Data and Conclusions</i>	7
Highest and best use analysis and location of conclusions	7
Market Change of Average Sale Price in the I-90 Corridor Area:	7
I-90 Corridor Sale Price changes	8
Sales comparison approach model description	9
Model specification.....	9
Model calibration.....	10
Exceptions:	10
Total Value Model Recommendations, Validation and Conclusions:	11
Ratio study	12
Conclusion	12
Client and Intended Use of the Appraisal:	13
Definition and date of value estimate:	13
Market Value	13
Date of Value Estimate.....	14
Property rights appraised:	14
Assumptions and Limiting Conditions:	14
Scope of Work Performed:	15
CERTIFICATION:	16
<i>Addenda</i>	17
<i>Physical Inspection Ratio Report (Before)</i>	18
<i>Physical Inspection Ratio Report (After)</i>	19
<i>Sales Used In Analysis</i>	20
<i>Sales Removed From Analysis</i>	33
<i>Area 350 Neighborhood Map</i>	36
<i>Area 365 Neighborhood Map</i>	37

Executive Summary Report

Appraisal Date: 1/1/2010 – 2010 Assessment Roll

Area Name: I-90 Corridor; Specialty Neighborhoods 350 and 365.

Previous Physical Inspection: 2004 Assessment Year.

Sales - Improved Summary:

Number of Sales: 423

Range of Sale Dates: 1/1/2008 to 12/31/2009

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Adj. Sale Price**	Ratio	COV
2009 Value	\$54,400	\$204,100	\$258,500	\$244,000	105.9%	10.47%
2010 Value	\$53,800	\$172,000	\$225,800	\$244,000	92.5%	7.21%
Change	-\$600	-\$32,100	-\$32,700		-13.4%	-3.26%
%Change	-1.1%	-15.7%	-12.6%		-12.7%	-31.14%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -3.26% and -31.14% actually represent an improvement.

** Sales adjusted to 1/1/10

Sales used in Analysis: The sales sample includes all condominium residential living unit sales verified as good. The sample excludes commercial units, parking units, and condos in use as apartments. A listing of sales included and sales excluded from the analysis can be found in the Addenda of this report.

Population - Improved Parcel Summary Data:			
	Land	Imps	Total
2009 Value	\$54,700	\$201,200	\$255,900
2010 Value	\$54,100	\$178,900	\$233,000
Percent Change	-1.1%	-11.1%	-8.9%

Number of improved Parcels in the Population: 3,995

The population summary above includes all residential condominium living units, and excludes non-living units such as parking, storage, and moorage units. It also excludes condominiums with commercial responsibility such as apartments and office buildings. A list of all parcels in the population can be found in the Assessor's files located in the Commercial/Business Division.

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as neighborhoods, living area, floor location, number of bedrooms and fireplaces. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the formula in order to improve the uniformity of assessments throughout the area. Sales and values were adjusted to 1/1/10. An additional adjustment of .925 was made to all properties.

The Values described in this report improve uniformity and equity. The recommendation is to post those values for the 2010 assessment roll.

Analysis Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: 9/1/2010

Appraisal Team members and participation

Craig Johnson and Joyce Smith made up the appraisal team responsible for physical inspection and value selection in the I-90 Corridor area. The appraisers inspected the condominiums in assigned areas to verify the accuracy of property characteristics and sales data. Craig Johnson developed the statistical models used to derive the Estimated Market Value (EMV) of condominium living units. Craig then reviewed each parcel and used appraisal judgment to either accept EMV or determine an alternate value through direct sales comparison approach.

Assumptions & Limiting Conditions

Sales data is derived from real estate excise tax affidavits and is initially reviewed by the Sales Identification Section of the Accounting Division. The Condo Crew further verifies sales by calling the buyer, seller, real estate agent or inspecting the site to verify characteristic data. Time constraints prohibit further verification of sales information.

This area was physically inspected for the 2010 assessment year to verify the accuracy and completeness of property characteristic data. Due to time constraints, we conducted an abbreviated inspection and verified only a limited set of all property characteristics; those that were considered most influential to property value. Also because of time constraints and the difficulty accessing secured condominium buildings, we physically inspect only about 10% of the condominium unit interiors. A list of verified characteristics is in the condominium coding manual and is available upon request.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2008 to 12/31/2009 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2010.
- All values were adjusted as described in the model validation section of this report.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2010 recommended values. This study benchmarks the prior assessment level using 2009 posted values (1/1/09) compared to current adjusted sale prices (1/1/10). The study was also repeated after application of the 2010 recommended values. The results are included in the validation section of this report showing an improvement in the COV from 10.47% to 7.21%.

Scope of the Appraisal

The income and cost approaches are not applicable to residential condominium valuation. The income approach does not apply since most condominium units in this area are owner-occupied and not income producing properties. Cost is not an accepted valuation approach because there is no accurate way to allocate the total building costs among individual units. We do not consider the income or cost approach, but believe it does not reduce the accuracy of our Estimated Market Values.

The sales comparison approach is solely relied on to develop a valuation model for the I-90 Corridor Area. Our sales sample consists of 423 residential living units that sold during the 24-month period between January 1, 2008 and December 31, 2009. The model was applied to all of the 3,995 total units. Direct sales comparison was used to value the exception parcels, which are typically parcels with characteristics that are not adequately represented in the sales sample on variables such as location, size, age, condition, view, or building quality.

The Condo Crew does not value condominium land or commercial condominiums, which are the responsibility of Commercial geographic and specialty appraisers.

Part Two – Presentation of Data

Identification of the area

Name or Designation

I-90 Corridor

Area, neighborhood, and location data

The Physically inspected portion of the I-90 Corridor includes Specialty Neighborhood 350: Issaquah and 365: Bellevue - East.

Boundaries:

Specialty neighborhoods are typically irregular in shape. The following is a general description of each area contained in this report.

Area 350 is bounded on the North by I-90 and Lake Sammamish, on the South by the Issaquah city limits, on the East by the Issaquah city limits and on the West by a line parallel with Lakemont Boulevard, Newport way and 17th Avenue NW.

Area 365 is bounded on the North by SR 520 and NE 24th Street Way, on the South by SE 24th Street, on the East by Lake Sammamish and on the West by I-405.

Maps

General maps of the Specialty Neighborhoods included in the I-90 Corridor revalue area are in the addenda of this report. More detailed maps can be located on the 7th floor of the King County Administration building.

Zoning and legal/political consideration

Zoning restrictions are displayed on Assessor's maps and are shown as a land characteristic in the Assessor's property characteristic database. Cities exercise jurisdiction over local land use and community planning. Regulations are found in their local ordinances.

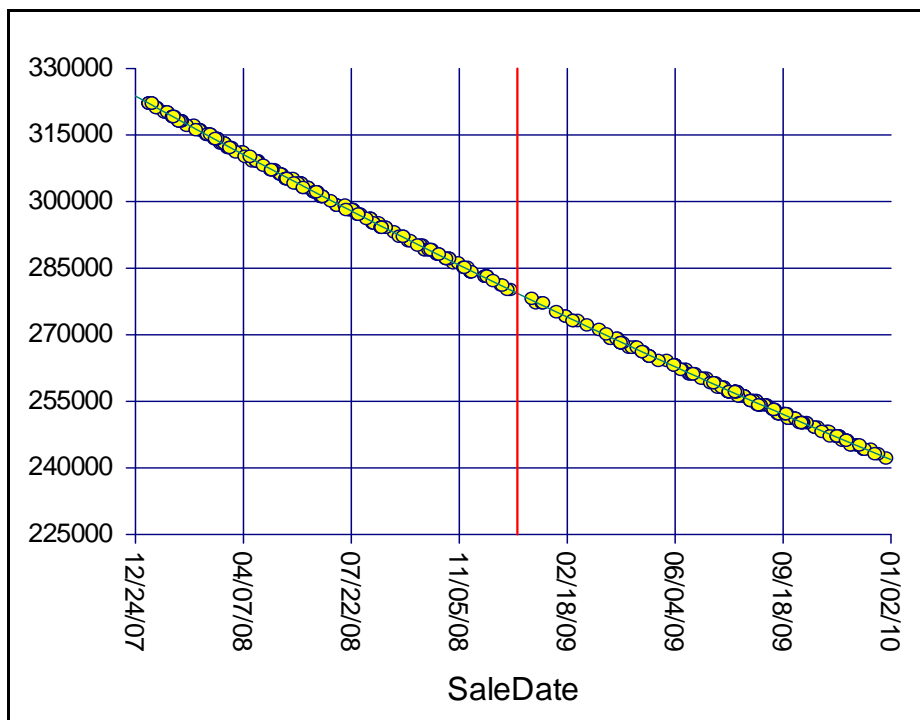
Part Three – Analysis of Data and Conclusions

Highest and best use analysis and location of conclusions

Based on neighborhood trends, both demographic and current development patterns, the existing use represents the highest and best use of most properties. This use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property under its existing use plus the cost to remove the improvements. We find current improvements add value to property, in most cases, and therefore reflect highest and best use of the property as improved. If a property is not at its highest and best use, a token value of \$1,000.00 is assigned to the improvements.

Market Change of Average Sale Price in the I-90 Corridor Area:

Analysis of sales in the I-90 Corridor area indicated a loss in value over the two year period. Values declined consistently from an average sales price near \$320,000 by 25.1% to \$240,000 as of January 1st 2010.



(Chart 1: Progression of average sales price over time 1-1-2008 to 12-31-2009)

I-90 Corridor Sale Price changes (Relative to 1/1/2010 valuation date.)

In a declining market, recognition of a sales trend is required to accurately predict value as of a certain date. Assessed values are determined as of January 1 of a given year.

Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.749	-25.1%
2/1/2008	0.759	-24.1%
3/1/2008	0.767	-23.3%
4/1/2008	0.777	-22.3%
5/1/2008	0.786	-21.4%
6/1/2008	0.796	-20.4%
7/1/2008	0.805	-19.5%
8/1/2008	0.815	-18.5%
9/1/2008	0.825	-17.5%
10/1/2008	0.835	-16.5%
11/1/2008	0.845	-15.5%
12/1/2008	0.855	-14.5%
1/1/2009	0.866	-13.4%
2/1/2009	0.877	-12.3%
3/1/2009	0.886	-11.4%
4/1/2009	0.897	-10.3%
5/1/2009	0.908	-9.2%
6/1/2009	0.919	-8.1%
7/1/2009	0.930	-7.0%
8/1/2009	0.941	-5.9%
9/1/2009	0.953	-4.7%
10/1/2009	0.964	-3.6%
11/1/2009	0.976	-2.4%
12/1/2009	0.988	-1.2%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2010.

Examples	Sales Price	Sales Date	Adjustment factor x Sales Price	Adjusted Sales price*
Sale 1	\$144,500	8/25/2009	0.950	\$137,000
Sale 2	\$251,900	3/7/2008	0.769	\$194,000
Sale 3	\$210,000	12/29/2009	0.999	\$210,000
*The adjusted sale price has been rounded to the nearest 1,000				

Regression Time Adjustment= $1/\text{EXP}(1/\text{EXP}(-3.944857\text{E-}04*\text{SaleDay}))$

Where SaleDay = Sale Date - 40179

And Sale Date is the number of days since 1-1-1900 (Machine value used by statistical software).

Sales comparison approach model description

I-90 Corridor area sales were analyzed to specify and calibrate a characteristic based multiple regression model. Multiple regression is a statistical technique used to estimate market value by relating selling prices to property characteristic data. Through regression modeling we specify property characteristics, such as size, age, and quality, which significantly influence property value in the area. The model calibration (i.e. the actual adjustments for each property characteristic in the model) is obtained from analysis of the sales sample. The resulting model estimates are then applied to condominium living units in the area. The regression model is based on condominium sales and property characteristic data found in the Assessor's database. A list of all sales and property characteristics used in the analysis is listed in the addendum of this report.

Model specification

The *characteristic-based adjustment model* includes the following data characteristic Variables:

1. Number of Units
2. Living Area
3. Covered Parking
4. Building Quality
5. Project Location
6. Project Appeal
7. Views: Mountain.
8. Fireplaces
9. Top Floor
10. End Unit
11. Neighborhood
12. Certain projects as defined by Major.

The definitions of the data characteristics included in the models can be found in the Condominium Coding manual and is available upon request.

Model calibration

The model is calibrated as follows:

$$\text{EMV} = .4210651 - 3.569271\text{E-}02 * \text{UNITS} + .5880842 * \text{UNITSIZE} + 7.443637\text{E-}02 * \text{COVPARKING} + .3959768 * \text{BLDQUALITY} + .2111039 * \text{PROJLOCATION} - 4.552848\text{E-}02 * \text{APPEAL2} - 3.780966\text{E-}02 * \text{UNITLOC1} + 4.260632\text{E-}02 * \text{MTNVIEW_Y_N} + 1.605876\text{E-}02 * \text{FRPLC} + 1.766934\text{E-}02 * \text{TOPFLOOR} + 1.056976\text{E-}02 * \text{ENDUNITx} - 2.810245\text{E-}02 * \text{NBHD350} + 4.690552\text{E-}02 * \text{SECURE} + 6.091374\text{E-}02 * \text{LOW} - 4.262968\text{E-}02 * \text{HIGH}$$

Resulting values were then reduced by 7.5% and rounded down to the next \$1,000.

(Refer to the model validation section of this report for a complete explanation regarding the 7.5% adjustment)

*EMV stands for Estimated Market Value and represents the modeled value for the 2010 assessment year.

Exceptions:

Major	Nbhd	Project Name	Value Notes
027950	350	ARRINGTON PLACE	Valued at EMV x .90 based on sales.
215979	365	EAST HIGHLANDS	Valued at EMVV x .90 based on sales.
278980	365	GLENDALE TOWNHOMES	Valued at EMV x .90 based on sales.
329859	365	HIGHLAND LANE	Valued at EMV x 1.20 based on sales.
358690	365	INNISFREE CONDOMINIUM	Valued at EMV x .85 based on sales.
362933	350	ISSAQUAH COURT CONDOMINIUM	Valued at EMV x .90 based on past sales.
362935	350	ISSAQUAH CREEK CONDOMINIUM	Valued at EMV x .90 based on sales.
362960	350	ISSAQUAH CROWN CONDOMINIUM	Valued at EMV x .90 based on sales.
620820	365	NOTTINGHAM CONDOMINIUM	Valued at EMV x .90 based on sales.
730330	350	RIDGEBROOK CONDOMINIUM	Valued at EMV x .90 based on sales.
732600	350	RIPARIAN CONDOMINIUM	Valued at EMV x .90 based on sales.
752497	350	SAMMAMISH BLUFFS PH I CONDOMINIUM	Valued at EMV x .90 based on sales.
768393	350	Second Avenue Townhomes Condominium	Valued at EMV x .90 based on sales.
894412	365	VILLA PHASE I THE CONDOMINIUM	Valued at EMV x .90 based on sales.

Total Value Model Recommendations, Validation and Conclusions:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. The resulting assessment level is 92.7%.

The reason the assessment level falls at the low end of the recommended range of 90%-110% is related to an additional market shift (downward) which had not been reflected in the sales analysis.

The current real estate markets both in this county and nationally is unprecedented in its quick and widespread downturn. Market participants appear to have taken a cautious approach evidenced by the significant reduction in the number of sales transactions and aggressively reduced sales prices within the analysis period. Short Sales and Foreclosures appear to be playing a bigger role in the market and may ultimately impact the behavior of other market participants for some time to come. This phenomenon appears to be widespread occurring throughout the country.

The sale analysis and model building effort was performed with due consideration of the IAAO's exposure draft entitled "Market Value Principles in a time of Economic Crisis-A Position Paper of the International Association of Assessing Officers".¹ This exposure draft recognizes the distressed market conditions which are presently plaguing this country. In its continued attempt to maximize fairness and understandability in a property tax system, the IAAO suggests the consideration of inclusion of certain sale types which have previously been disregarded. These sale types include short sales and financial institution re-sales. The financial institution re-sales were evaluated by the appraisers for analysis this assessment cycle. A cursory review of sales where financial institutions were identified as the seller to non institutional third parties was made. This analysis of the sales in this area showed these sales comprised 2.8% of the market on 1/1/2010 and sold for 16.8% less than the overall average of traditional market sales.

Knowing that this market information was not considered, but may in fact eventually define where our local market is and may continue to be headed, a downward market adjustment appears reasonable and appropriate. All values established through the revalue analysis were adjusted at .925 in an effort to accommodate the relevant economic conditions at the time of this valuation.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of -8.9%.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

¹ "Market Value Principles in a time of Economic Crisis, A Position Paper of the International Association of Assessing Officers", by the IAAO Technical Standards Committee. Draft 2- March 3, 2009; posted to the IAAO website March 9, 2009

Ratio study

A ratio study was completed to evaluate the results of our revalue efforts. This study shows the mean-weighted ratio of assessed value to time adjusted selling price. The resulting reductions in COV demonstrate an improved uniformity in values for these areas. Ratio reports are included in the addenda of this report.

Conclusion

Review of the resulting values and ratios indicate that the characteristic based model improves consistency and equalization. It is the conclusion of this report that values be posted for the 2010 Assessment Roll.

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030 *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes

than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *"the entire [fee] estate is to be assessed and taxed as a unit"*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *"the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*

4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
 - *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
 - *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
 - *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
 - *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
 - *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
 - *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
 - *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
 - *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.*
-
- *Joyce Smith: Physical inspection revalue, value selection, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation.*
 - *Helena Berglund: Physical inspection revalue, value selection, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation.*
 - *Paul Mallory: Physical inspection revalue, value selection, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation.*
 - *Nick Moody: Physical inspection revalue, value selection, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation.*
 - *Kent Walter: Appeals Review, Value Review, Report Review.*
-
- *Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below:*

Physical inspection revalue, Statistical analysis and model building, value selection, value review, appeal response preparation, appeal hearing appearance, data collection, sale verification, new construction evaluation.

Craig Johnson, Appraiser II

Addenda

Ratio Reports

Sales Lists

Specialty Neighborhood Maps

Physical Inspection Ratio Report (Before)

2009 Values

District/Team: Commercial / West	Appr. Date: 01/01/2009	Date of Report: 5/24/2010	Sales Dates: 1/2008 - 12/2009
Area I-90 Corridor	Appr ID: CJOH	Property Type: Residential Condominiums	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	423		
Mean Assessed Value	258,500		
Mean Adj Sales Price	244,000		
Standard Deviation AV	77,402		
Standard Deviation SP	75,886		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.069		
Median Ratio	1.055		
Weighted Mean Ratio	1.059		
UNIFORMITY			
Lowest ratio	0.831		
Highest ratio:	1.544		
Coefficient of Dispersion	7.55%		
Standard Deviation	0.112		
Coefficient of Variation	10.47%		
Price Related Differential (PRD)	1.009		
RELIABILITY			
95% Confidence: Median			
Lower limit	1.042		
Upper limit	1.064		
95% Confidence: Mean			
Lower limit	1.058		
Upper limit	1.079		
SAMPLE SIZE EVALUATION			
N (population size)	3995		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.112		
Recommended minimum:	20		
Actual sample size:	423		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	244		
# ratios above mean:	179		
z:	3.160		
Conclusion:	Non-normal		

Ratio Frequency

Ratio	Frequency
0.80	12
0.90	97
1.00	181
1.10	94
1.20	22
1.30	6
1.40	10

Ratio

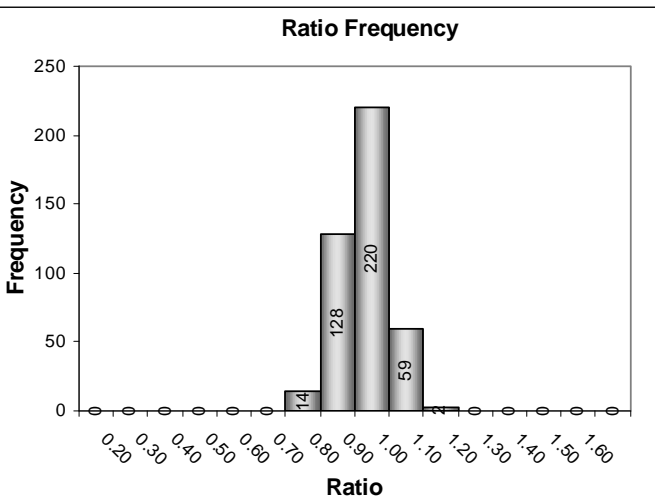
COMMENTS:

Residential Condominiums throughout areas 350 and 365.

Sales Prices are adjusted for time to the Assesment Date of 1/1/2010

Physical Inspection Ratio Report (After)

2010 Values

District/Team: Commercial / West	Appr. Date: 01/01/2010	Date of Report: 5/25/2010	Sales Dates: 1/2008 - 12/2009
Area I-90 Corridor	Appr ID: CJOH	Property Type: Residential Condominiums	Adjusted for time?: YES
SAMPLE STATISTICS		 <p>A histogram titled 'Ratio Frequency' showing the distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 in increments of 0.10. The y-axis is labeled 'Frequency' and ranges from 0 to 250 in increments of 50. The histogram has several bars, with the most prominent ones at 0.80 (frequency 128), 0.90 (frequency 220), and 1.00 (frequency 59). Other bars are visible at 0.70 (frequency 14), 0.95 (frequency 1), and 1.05 (frequency 1). The distribution is unimodal and slightly right-skewed.</p>	
Sample size (n)	423		
Mean Assessed Value	225,800		
Mean Adj Sales Price	244,000		
Standard Deviation AV	71,562		
Standard Deviation SP	75,886		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.927		
Median Ratio	0.924		
Weighted Mean Ratio	0.925		
UNIFORMITY		COMMENTS: Residential Condominiums throughout areas 350 and 365. While assesement level has been decreased, uniformity has been improved by application of the recommended values. Sales Prices are adjusted for time to the Assesement Date of 1/1/2010.	
Lowest ratio	0.747		
Highest ratio:	1.126		
Coefficient of Dispersion	5.77%		
Standard Deviation	0.067		
Coefficient of Variation	7.21%		
Price Related Differential (PRD)	1.001		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.917		
Upper limit	0.932		
95% Confidence: Mean			
Lower limit	0.920		
Upper limit	0.933		
SAMPLE SIZE EVALUATION			
N (population size)	3995		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.067		
Recommended minimum:	7		
Actual sample size:	423		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	218		
# ratios above mean:	205		
z:	0.632		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Sales Used In Analysis

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
350	027950	0010	8/3/2009	174,900	165,000	779	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0020	3/7/2008	251,900	194,000	909	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0050	11/11/2009	139,900	137,000	624	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0060	5/30/2008	208,900	166,000	631	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0070	7/6/2009	179,900	168,000	726	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0110	11/4/2009	164,900	161,000	802	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0120	2/20/2008	244,900	187,000	907	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0130	5/11/2009	229,900	210,000	1,115	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0150	4/9/2009	239,900	216,000	1,140	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0160	4/13/2009	229,900	207,000	1,142	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0200	6/5/2009	238,900	220,000	1,022	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0230	8/3/2009	199,900	188,000	1,105	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0250	3/21/2008	251,900	195,000	914	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0270	7/17/2009	179,900	168,000	786	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0370	11/11/2009	155,000	152,000	799	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0390	8/27/2009	209,900	200,000	1,112	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0400	10/7/2009	210,120	203,000	1,246	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0410	4/3/2009	235,250	211,000	1,134	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0420	3/25/2008	306,200	237,000	1,148	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0430	2/8/2008	313,900	239,000	1,238	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0440	3/14/2008	275,900	213,000	1,115	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0460	3/17/2008	283,900	219,000	1,026	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0480	9/21/2009	192,400	185,000	915	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0490	8/19/2008	299,900	246,000	1,113	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0530	7/13/2009	174,900	163,000	785	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0550	6/5/2009	224,500	207,000	1,033	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0600	1/30/2008	248,373	188,000	1,031	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0630	9/2/2009	176,400	168,000	803	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0650	6/5/2009	229,900	212,000	1,109	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0660	5/16/2008	305,000	241,000	1,248	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0670	3/19/2008	293,900	227,000	1,148	4	1987	4	0	0	ARRINGTON PLACE

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
350	027950	0680	5/9/2008	299,900	237,000	1,148	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0690	1/30/2008	272,900	207,000	1,237	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0700	5/11/2009	239,900	219,000	1,111	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0710	8/3/2009	190,000	179,000	906	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0750	4/13/2009	207,900	187,000	1,109	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0760	4/13/2009	229,900	207,000	1,107	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0790	2/7/2008	233,900	178,000	784	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0830	6/5/2009	159,900	147,000	629	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0840	4/17/2008	204,900	160,000	629	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0850	7/27/2009	169,900	160,000	728	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0860	5/15/2008	278,503	220,000	1,038	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0870	3/24/2008	258,900	201,000	909	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0880	6/5/2009	224,900	207,000	999	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0890	6/5/2009	174,900	161,000	806	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0900	8/3/2009	189,900	179,000	911	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0910	10/7/2009	214,900	208,000	1,111	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0920	7/28/2009	239,900	225,000	1,248	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0930	9/21/2009	213,900	205,000	1,139	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0940	8/3/2009	234,900	221,000	1,148	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0950	4/13/2009	254,900	230,000	1,245	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0960	9/10/2009	219,900	210,000	1,108	4	1987	4	0	0	ARRINGTON PLACE
350	027950	0990	7/13/2009	164,900	154,000	806	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1010	7/9/2008	290,900	235,000	1,112	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1020	10/8/2009	200,000	193,000	1,109	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1030	7/29/2008	277,900	226,000	914	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1040	9/21/2009	219,900	211,000	1,017	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1050	8/3/2009	172,000	162,000	783	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1060	4/13/2009	184,900	167,000	909	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1070	11/10/2009	224,900	220,000	1,032	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1080	8/3/2009	154,900	146,000	725	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1090	6/5/2009	151,500	139,000	631	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1100	7/13/2009	162,900	152,000	633	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1110	4/13/2009	164,900	149,000	722	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1120	7/10/2009	199,900	187,000	1,034	4	1987	4	0	0	ARRINGTON PLACE

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
350	027950	1130	8/3/2009	199,900	188,000	915	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1140	8/6/2009	199,900	189,000	1,006	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1150	8/3/2009	175,000	165,000	802	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1160	5/28/2009	204,900	188,000	909	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1170	11/11/2009	196,702	193,000	1,109	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1190	9/24/2009	234,900	226,000	1,142	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1200	8/3/2009	229,000	216,000	1,141	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1210	10/8/2009	219,900	213,000	1,244	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1220	6/5/2009	224,900	207,000	1,111	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1230	5/11/2009	180,900	165,000	915	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1240	8/3/2009	199,900	188,000	1,023	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1250	10/8/2009	179,900	174,000	803	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1260	5/11/2009	214,900	196,000	909	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1270	10/8/2009	217,000	210,000	1,109	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1280	5/11/2009	229,900	210,000	1,112	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1290	11/11/2009	187,900	184,000	918	4	1987	4	0	0	ARRINGTON PLACE
350	027950	1300	3/7/2008	305,900	235,000	1,023	4	1987	4	0	0	ARRINGTON PLACE
350	056525	0140	9/26/2008	202,062	168,000	783	4	1986	3	0	0	BAVARIAN THE CONDOMINIUM
350	081790	0030	9/20/2009	330,000	317,000	1,413	4	1994	3	0	0	BIRCH STREET TOWNHOMES CONDOMINIUM
350	108569	0100	8/3/2009	354,000	334,000	1,505	5	1998	3	0	0	Bridgewater Place Condominium
350	160990	0080	1/31/2008	315,000	239,000	1,437	4	1993	3	1	1	CLARK'S CREEK BEND TOWNHOMES CONDOMINIUM
350	166300	0030	3/28/2008	470,000	365,000	1,859	5	1998	3	0	1	COHO RUN CONDOMINIUM
350	166300	0050	3/21/2008	495,000	383,000	1,859	5	1998	3	0	1	COHO RUN CONDOMINIUM
350	166300	0130	2/5/2008	449,950	342,000	1,663	5	1998	3	1	1	COHO RUN CONDOMINIUM
350	175000	0110	1/20/2009	433,500	378,000	1,895	5	2006	3	0	0	COPPERRIDGE AT TALUS
350	175000	0150	1/16/2009	296,000	258,000	1,186	5	2006	3	0	0	COPPERRIDGE AT TALUS
350	175000	0180	6/24/2008	432,000	347,000	1,895	5	2006	3	0	0	COPPERRIDGE AT TALUS
350	175000	0350	5/4/2009	282,900	257,000	1,175	5	2006	3	0	0	COPPERRIDGE AT TALUS
350	175000	0450	8/12/2009	357,000	338,000	1,851	5	2006	3	0	0	COPPERRIDGE AT TALUS
350	175000	0680	11/25/2009	279,000	275,000	1,196	5	2006	3	0	0	COPPERRIDGE AT TALUS
350	175000	0870	9/19/2008	440,000	366,000	1,885	5	2006	3	0	0	COPPERRIDGE AT TALUS
350	175000	0870	2/18/2009	400,000	353,000	1,885	5	2006	3	0	0	COPPERRIDGE AT TALUS
350	175000	0950	6/25/2009	400,000	371,000	1,885	5	2006	3	1	0	COPPERRIDGE AT TALUS
350	253904	0070	11/13/2009	430,000	422,000	1,905	5	2006	3	0	0	FIFTH AVE AT SUNSET

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
350	362935	0020	9/3/2008	285,350	236,000	1,154	4	1992	3	0	1	ISSAQUAH CREEK CONDOMINIUM
350	362935	0050	3/23/2009	225,000	201,000	969	4	1992	3	0	1	ISSAQUAH CREEK CONDOMINIUM
350	362935	0260	4/8/2008	280,000	218,000	969	4	1992	3	0	1	ISSAQUAH CREEK CONDOMINIUM
350	362935	0290	3/7/2008	207,500	160,000	696	4	1992	3	0	1	ISSAQUAH CREEK CONDOMINIUM
350	362935	0360	2/8/2008	250,000	190,000	969	4	1992	3	0	1	ISSAQUAH CREEK CONDOMINIUM
350	362935	0390	7/25/2008	252,500	205,000	969	4	1992	3	0	1	ISSAQUAH CREEK CONDOMINIUM
350	362935	0400	4/24/2009	225,000	204,000	969	4	1992	3	0	1	ISSAQUAH CREEK CONDOMINIUM
350	362935	0480	2/25/2009	227,500	201,000	969	4	1992	3	0	1	ISSAQUAH CREEK CONDOMINIUM
350	362960	0100	1/22/2008	206,950	156,000	750	4	1990	3	0	0	ISSAQUAH CROWN CONDOMINIUM
350	362960	0110	2/1/2008	199,000	151,000	750	4	1990	3	0	0	ISSAQUAH CROWN CONDOMINIUM
350	362960	0250	3/4/2008	250,000	192,000	992	4	1990	3	0	0	ISSAQUAH CROWN CONDOMINIUM
350	362960	0320	8/26/2008	220,000	181,000	1,005	4	1990	3	0	0	ISSAQUAH CROWN CONDOMINIUM
350	362960	0440	2/9/2009	180,000	158,000	864	4	1990	3	0	0	ISSAQUAH CROWN CONDOMINIUM
350	363030	0100	5/7/2008	199,950	158,000	828	3	1978	3	1	0	ISSAQUAH PARKVIEW CONDOMINIUM
350	363030	0110	6/19/2008	209,950	168,000	828	3	1978	3	1	0	ISSAQUAH PARKVIEW CONDOMINIUM
350	363030	0300	11/10/2009	151,500	148,000	648	3	1978	3	0	0	ISSAQUAH PARKVIEW CONDOMINIUM
350	363030	0350	1/10/2008	170,000	128,000	648	3	1978	3	1	0	ISSAQUAH PARKVIEW CONDOMINIUM
350	363050	0130	11/11/2008	225,000	191,000	1,009	6	1987	3	0	0	Issaquah Village Condominium
350	363050	0150	11/14/2008	220,000	187,000	918	6	1987	3	0	0	Issaquah Village Condominium
350	363050	0220	7/17/2008	268,000	217,000	1,065	6	1987	3	0	0	Issaquah Village Condominium
350	363050	0250	3/26/2008	260,000	202,000	1,009	6	1987	3	0	0	Issaquah Village Condominium
350	363050	0320	4/22/2008	264,990	208,000	925	6	1987	3	0	0	Issaquah Village Condominium
350	363050	0330	7/24/2008	250,000	203,000	926	6	1987	3	0	0	Issaquah Village Condominium
350	363050	0360	10/16/2008	230,000	193,000	817	6	1987	3	0	0	Issaquah Village Condominium
350	378275	0090	6/10/2008	345,000	276,000	1,507	4	1997	3	0	0	Juniper Village Condominium
350	378275	0150	10/1/2009	329,950	318,000	1,405	4	1997	3	0	0	Juniper Village Condominium
350	380091	0440	11/13/2009	275,000	270,000	1,049	5	2000	3	0	0	KELKARI CONDOMINIUM
350	380091	0590	3/14/2008	416,000	321,000	1,489	5	2000	3	0	0	KELKARI CONDOMINIUM
350	556980	0070	10/27/2008	345,000	291,000	1,186	5	2005	3	0	0	MONOHON
350	556980	0150	9/3/2009	288,500	275,000	1,186	5	2005	3	1	0	MONOHON
350	556980	0340	8/22/2008	340,000	279,000	1,322	5	2005	3	0	0	MONOHON
350	556980	0380	8/13/2008	340,000	278,000	1,186	5	2005	3	1	0	MONOHON
350	570999	0100	10/8/2008	246,500	206,000	889	4	1999	3	0	0	Mountain Vista
350	607305	0040	5/14/2008	297,724	235,000	1,107	3	1989	3	0	0	NEWPORT SPRINGS CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
350	607305	0050	4/10/2009	181,000	163,000	800	3	1989	3	0	0	NEWPORT SPRINGS CONDOMINIUM
350	607305	0070	1/10/2008	227,000	171,000	800	3	1989	3	0	0	NEWPORT SPRINGS CONDOMINIUM
350	607305	0090	6/11/2008	289,000	231,000	1,107	3	1989	3	0	0	NEWPORT SPRINGS CONDOMINIUM
350	607331	0040	6/3/2008	237,000	189,000	949	4	1998	3	0	0	NEWPORT WOODS CONDOMINIUM
350	630190	0040	10/9/2009	182,500	177,000	1,015	3	1986	3	0	0	OAK MEADOWS CONDOMINIUM
350	630190	0100	11/20/2009	183,500	180,000	1,015	3	1986	3	0	0	OAK MEADOWS CONDOMINIUM
350	630190	0330	6/25/2008	210,000	169,000	1,015	3	1986	3	0	0	OAK MEADOWS CONDOMINIUM
350	630190	0380	8/28/2009	189,000	180,000	1,015	3	1986	3	0	0	OAK MEADOWS CONDOMINIUM
350	689270	0020	10/6/2008	579,000	484,000	2,506	5	2008	3	0	0	PRESTIGE II
350	689275	0020	6/24/2008	579,000	465,000	2,506	5	2008	3	0	0	PRESTIGE III
350	718150	0030	1/9/2008	420,000	316,000	1,540	4	1999	3	0	0	RAVENSWOOD CONDOMINIUM
350	718150	0080	11/3/2009	342,000	334,000	1,540	4	1999	3	0	0	RAVENSWOOD CONDOMINIUM
350	718150	0110	10/3/2008	390,000	326,000	1,540	4	1999	3	0	0	RAVENSWOOD CONDOMINIUM
350	718150	0160	10/12/2009	335,000	324,000	1,545	4	1999	3	0	0	RAVENSWOOD CONDOMINIUM
350	730330	0130	8/11/2008	285,000	233,000	1,262	4	1983	3	0	0	RIDGEBROOK CONDOMINIUM
350	730330	0180	1/7/2008	274,500	206,000	1,262	4	1983	3	1	0	RIDGEBROOK CONDOMINIUM
350	730330	0250	6/25/2008	271,000	218,000	1,262	4	1983	3	0	0	RIDGEBROOK CONDOMINIUM
350	730330	0520	8/20/2009	235,000	223,000	1,262	4	1983	3	0	0	RIDGEBROOK CONDOMINIUM
350	730330	0610	12/18/2009	205,000	204,000	1,262	4	1983	3	1	0	RIDGEBROOK CONDOMINIUM
350	732600	0040	3/12/2008	295,000	227,000	1,092	4	1979	2	1	1	RIPARIAN CONDOMINIUM
350	752497	0080	9/29/2008	184,950	154,000	753	4	1979	3	0	0	SAMMAMISH BLUFFS PH I CONDOMINIUM
350	752497	0390	5/4/2009	169,950	154,000	912	4	1979	3	0	0	SAMMAMISH BLUFFS PH I CONDOMINIUM
350	752497	0490	8/11/2008	241,500	198,000	912	4	1979	3	0	0	SAMMAMISH BLUFFS PH I CONDOMINIUM
350	752497	0690	7/23/2008	219,950	179,000	912	4	1979	3	0	0	SAMMAMISH BLUFFS PH I CONDOMINIUM
350	752497	0700	7/28/2009	206,000	194,000	912	4	1979	3	0	0	SAMMAMISH BLUFFS PH I CONDOMINIUM
350	752497	1330	5/27/2008	249,000	198,000	1,134	4	1979	3	0	0	SAMMAMISH BLUFFS PH I CONDOMINIUM
350	752497	1440	7/24/2008	246,000	200,000	1,134	4	1979	3	0	0	SAMMAMISH BLUFFS PH I CONDOMINIUM
350	752497	1530	10/9/2008	195,000	163,000	912	4	1979	3	0	0	SAMMAMISH BLUFFS PH I CONDOMINIUM
350	752503	0010	11/18/2008	266,000	226,000	1,159	4	1989	3	0	0	SAMMAMISH CROWN CONDOMINIUM
350	752503	0040	2/26/2008	301,000	231,000	1,159	4	1989	3	0	0	SAMMAMISH CROWN CONDOMINIUM
350	752503	0090	3/11/2008	315,000	243,000	1,159	4	1989	3	0	0	SAMMAMISH CROWN CONDOMINIUM
350	752503	0110	12/3/2008	260,000	223,000	1,159	4	1989	3	0	0	SAMMAMISH CROWN CONDOMINIUM
350	752503	0160	9/16/2009	255,000	244,000	1,159	4	1989	3	0	0	SAMMAMISH CROWN CONDOMINIUM
350	752503	0200	6/25/2008	280,000	225,000	1,159	4	1989	3	0	0	SAMMAMISH CROWN CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
350	752503	0230	9/9/2009	223,000	213,000	1,159	4	1989	3	0	0	SAMMAMISH CROWN CONDOMINIUM
350	752503	0290	5/20/2009	255,000	233,000	1,159	4	1989	3	1	0	SAMMAMISH CROWN CONDOMINIUM
350	752503	0330	10/15/2008	285,650	240,000	1,159	4	1989	3	1	0	SAMMAMISH CROWN CONDOMINIUM
350	752503	0350	4/28/2009	270,900	246,000	1,159	4	1989	3	0	0	SAMMAMISH CROWN CONDOMINIUM
350	752503	0490	11/20/2009	180,000	177,000	932	4	1989	3	1	0	SAMMAMISH CROWN CONDOMINIUM
350	752548	0240	8/21/2008	249,990	205,000	873	4	1997	3	1	0	SAMMAMISH HILLS CONDOMINIUM
350	752548	0590	11/18/2009	218,500	215,000	878	4	1997	3	1	0	SAMMAMISH HILLS CONDOMINIUM
350	752548	1070	8/14/2008	340,000	279,000	1,276	4	1997	3	1	0	SAMMAMISH HILLS CONDOMINIUM
350	752548	1090	6/3/2008	347,000	276,000	1,276	4	1997	3	1	0	SAMMAMISH HILLS CONDOMINIUM
350	752559	0020	3/5/2008	315,000	242,000	1,030	5	1996	3	0	0	SAMMAMISH POINTE CONDOMINIUM
350	752559	0100	10/10/2008	304,500	255,000	1,030	5	1996	3	0	0	SAMMAMISH POINTE CONDOMINIUM
350	752559	0160	12/23/2008	251,900	217,000	1,037	5	1996	3	0	0	SAMMAMISH POINTE CONDOMINIUM
350	752559	0220	12/3/2009	236,000	233,000	1,142	5	1996	3	0	0	SAMMAMISH POINTE CONDOMINIUM
350	752559	0230	6/9/2008	314,200	251,000	1,030	5	1996	3	0	0	SAMMAMISH POINTE CONDOMINIUM
350	752559	0280	11/24/2009	348,000	343,000	1,876	5	1996	3	0	0	SAMMAMISH POINTE CONDOMINIUM
350	752559	0300	9/22/2009	270,000	259,000	1,275	5	1996	3	0	0	SAMMAMISH POINTE CONDOMINIUM
350	752559	0490	9/11/2009	250,000	239,000	1,142	5	1996	3	1	0	SAMMAMISH POINTE CONDOMINIUM
350	752559	1230	9/1/2009	275,000	262,000	1,275	5	1996	3	0	0	SAMMAMISH POINTE CONDOMINIUM
350	752559	1310	6/4/2008	323,000	257,000	1,275	5	1996	3	0	0	SAMMAMISH POINTE CONDOMINIUM
350	768393	0060	6/4/2009	299,000	275,000	1,429	4	1994	3	0	0	Second Avenue Townhomes Condominium
350	794207	0060	4/3/2009	266,000	239,000	1,320	4	1993	3	1	0	SPYGLASS HILL PH 01 CONDOMINIUM
350	794207	0180	3/11/2009	280,000	249,000	1,214	4	1993	3	1	0	SPYGLASS HILL PH 01 CONDOMINIUM
350	794207	0280	9/24/2009	260,000	250,000	1,214	4	1993	3	1	0	SPYGLASS HILL PH 01 CONDOMINIUM
350	794207	0370	2/26/2009	352,500	312,000	1,428	4	1993	3	1	0	SPYGLASS HILL PH 01 CONDOMINIUM
350	794207	0470	7/9/2008	375,000	303,000	1,428	4	1993	3	1	0	SPYGLASS HILL PH 01 CONDOMINIUM
350	794207	0580	3/2/2009	295,000	262,000	1,214	4	1993	3	1	0	SPYGLASS HILL PH 01 CONDOMINIUM
350	861460	0010	5/20/2008	499,000	395,000	2,009	5	1999	3	0	0	THOMPSON TOWNHOMES CONDOMINIUM
350	864415	0100	6/19/2008	315,000	252,000	1,090	4	1993	3	0	0	TIBBETTS CREEK TOWNHOMES CONDOMINIUM
350	864415	0260	9/14/2009	300,000	287,000	1,153	4	1993	3	0	0	TIBBETTS CREEK TOWNHOMES CONDOMINIUM
350	866995	0050	2/26/2008	489,000	375,000	1,413	5	2006	3	0	0	TRAMONTO
350	889990	0030	6/20/2008	430,000	345,000	1,690	4	1996	3	0	0	Victorian Lane Condominium
350	889990	0060	2/6/2008	437,000	332,000	1,690	4	1996	3	0	0	Victorian Lane Condominium
350	894440	0050	12/3/2008	260,000	223,000	874	5	1994	3	0	0	VILLAGE AT MONTREUX PH 01 CONDOMINIUM
350	894440	0110	10/27/2009	209,000	204,000	874	5	1994	3	0	0	VILLAGE AT MONTREUX PH 01 CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
350	894440	0120	10/7/2008	252,500	211,000	874	5	1994	3	0	0	VILLAGE AT MONTREUX PH 01 CONDOMINIUM
350	894440	0130	6/19/2009	227,000	210,000	874	5	1994	3	0	0	VILLAGE AT MONTREUX PH 01 CONDOMINIUM
350	894440	0190	11/21/2009	210,000	207,000	874	5	1994	3	0	0	VILLAGE AT MONTREUX PH 01 CONDOMINIUM
350	894440	0210	10/23/2009	225,000	219,000	874	5	1994	3	0	0	VILLAGE AT MONTREUX PH 01 CONDOMINIUM
350	894440	0330	6/17/2008	204,000	163,000	640	5	1994	3	1	0	VILLAGE AT MONTREUX PH 01 CONDOMINIUM
350	894440	0340	9/17/2008	360,000	299,000	1,196	5	1994	3	1	0	VILLAGE AT MONTREUX PH 01 CONDOMINIUM
350	894440	0400	2/22/2008	339,000	259,000	1,196	5	1994	3	1	0	VILLAGE AT MONTREUX PH 01 CONDOMINIUM
350	894440	0600	1/15/2008	384,000	289,000	1,196	5	1994	3	1	0	VILLAGE AT MONTREUX PH 01 CONDOMINIUM
350	894440	0770	11/16/2009	180,000	177,000	653	5	1994	3	1	0	VILLAGE AT MONTREUX PH 01 CONDOMINIUM
350	894440	0820	8/11/2008	379,900	311,000	1,322	5	1994	3	1	0	VILLAGE AT MONTREUX PH 01 CONDOMINIUM
350	894440	0970	2/25/2008	226,888	174,000	653	5	1994	3	1	0	VILLAGE AT MONTREUX PH 01 CONDOMINIUM
350	894448	0180	10/31/2008	445,000	376,000	1,741	5	2000	3	0	0	VILLAGE GREEN CONDOMINIUM
365	024850	0070	8/25/2009	144,500	137,000	642	3	1979	4	0	0	APPLE ORCHARD,THE CONDOMINIUM
365	024850	0360	12/17/2008	179,100	154,000	695	3	1979	4	0	0	APPLE ORCHARD,THE CONDOMINIUM
365	024850	0410	9/10/2009	161,000	154,000	695	3	1979	4	0	0	APPLE ORCHARD,THE CONDOMINIUM
365	025550	0010	6/24/2008	385,000	309,000	1,331	5	1998	3	0	0	ARBORS IN BELLEVUE THE CONDOMINIUM
365	025550	0110	6/17/2008	359,000	288,000	1,248	5	1998	3	0	0	ARBORS IN BELLEVUE THE CONDOMINIUM
365	025550	0120	9/8/2008	390,000	323,000	1,351	5	1998	3	0	0	ARBORS IN BELLEVUE THE CONDOMINIUM
365	025550	0210	7/18/2008	380,000	308,000	1,351	5	1998	3	0	0	ARBORS IN BELLEVUE THE CONDOMINIUM
365	025550	0280	9/28/2009	365,000	352,000	1,351	5	1998	3	0	0	ARBORS IN BELLEVUE THE CONDOMINIUM
365	025550	0380	6/1/2008	350,000	279,000	1,248	5	1998	3	0	0	ARBORS IN BELLEVUE THE CONDOMINIUM
365	025550	0490	7/21/2008	442,500	359,000	1,418	5	1998	3	0	0	ARBORS IN BELLEVUE THE CONDOMINIUM
365	025550	0510	10/3/2008	430,000	359,000	1,351	5	1998	3	0	0	ARBORS IN BELLEVUE THE CONDOMINIUM
365	025550	0590	6/11/2008	400,000	320,000	1,351	5	1998	3	0	0	ARBORS IN BELLEVUE THE CONDOMINIUM
365	029378	0060	10/20/2009	343,000	333,000	1,299	5	1999	3	0	0	ASPENS TOWNHOMES CONDOMINIUM
365	029378	0180	3/4/2008	435,500	335,000	1,299	5	1999	3	0	0	ASPENS TOWNHOMES CONDOMINIUM
365	029378	0220	11/11/2009	423,000	415,000	1,888	5	1999	3	0	0	ASPENS TOWNHOMES CONDOMINIUM
365	029378	0270	4/1/2008	470,000	365,000	1,691	5	1999	3	0	0	ASPENS TOWNHOMES CONDOMINIUM
365	029378	0420	11/9/2009	423,000	414,000	1,888	5	1999	3	0	0	ASPENS TOWNHOMES CONDOMINIUM
365	029378	0440	1/27/2009	360,000	315,000	1,299	5	1999	3	0	0	ASPENS TOWNHOMES CONDOMINIUM
365	066293	0090	6/3/2008	432,000	344,000	1,726	4	2003	3	0	0	BELLEGROVE
365	066293	0110	8/21/2009	380,000	361,000	1,616	4	2003	3	0	0	BELLEGROVE
365	070100	0390	12/3/2008	220,000	188,000	975	3	1979	4	0	0	BELMAIN PLACE CONDOMINIUM
365	129280	0040	6/24/2008	294,000	236,000	1,242	4	1979	3	0	0	CALIDAD HOUSE CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
365	129280	0150	4/10/2008	325,000	253,000	1,292	4	1979	3	0	0	CALIDAD HOUSE CONDOMINIUM
365	142000	0010	12/1/2008	180,000	154,000	630	4	1978	3	0	0	CASA HERMOSA CONDOMINIUM
365	142000	0130	6/6/2008	200,000	159,000	854	4	1978	3	0	0	CASA HERMOSA CONDOMINIUM
365	142000	0150	7/23/2009	217,450	204,000	854	4	1978	3	0	0	CASA HERMOSA CONDOMINIUM
365	142000	0280	10/5/2009	170,000	164,000	845	4	1978	3	0	0	CASA HERMOSA CONDOMINIUM
365	142000	0290	8/27/2009	181,000	172,000	854	4	1978	3	0	0	CASA HERMOSA CONDOMINIUM
365	147260	0270	6/19/2008	268,725	215,000	1,235	4	1975	3	0	0	CEDARS THE CONDOMINIUM
365	168400	0040	9/16/2009	215,000	206,000	933	3	1968	3	0	0	COLLEGE PARK CONDOMINIUM
365	168400	0330	6/16/2008	223,500	179,000	933	3	1968	3	0	0	COLLEGE PARK CONDOMINIUM
365	172640	0160	6/16/2009	240,000	222,000	971	4	1979	3	0	0	COMPTON COURT CONDOMINIUM
365	185400	0180	8/22/2008	300,000	247,000	1,280	4	1975	3	0	0	CROSSROADS PHASE I CONDOMINIUM
365	185400	0240	4/23/2008	360,000	282,000	1,280	4	1975	3	0	0	CROSSROADS PHASE I CONDOMINIUM
365	185400	0290	7/9/2008	380,000	307,000	1,280	4	1975	3	0	0	CROSSROADS PHASE I CONDOMINIUM
365	215979	0010	7/30/2008	509,900	415,000	2,854	4	1985	3	0	0	EAST HIGHLANDS
365	261916	0060	6/18/2008	490,000	393,000	1,782	6	1987	3	0	0	FOX BOROUGH(2ND AMENDMENT) PH 01 CONDOMINIUM
365	261916	0150	8/22/2008	463,175	381,000	1,782	6	1987	3	0	0	FOX BOROUGH(2ND AMENDMENT) PH 01 CONDOMINIUM
365	261916	0420	12/9/2008	369,375	317,000	1,484	6	1987	3	0	0	FOX BOROUGH(2ND AMENDMENT) PH 01 CONDOMINIUM
365	278815	0090	10/7/2009	250,000	242,000	950	4	1978	3	0	0	GLENDALE CONDOMINIUM
365	278815	0130	8/7/2008	278,000	227,000	950	4	1978	3	0	0	GLENDALE CONDOMINIUM
365	278815	0150	3/21/2008	293,000	227,000	950	4	1978	3	0	0	GLENDALE CONDOMINIUM
365	278910	0060	12/8/2009	226,000	224,000	1,167	4	1980	4	0	0	GLENDALE ESTATES CONDOMINIUM
365	278910	0230	1/14/2008	267,500	202,000	952	4	1980	4	0	0	GLENDALE ESTATES CONDOMINIUM
365	278910	0330	11/17/2008	284,000	242,000	1,022	4	1980	4	0	0	GLENDALE ESTATES CONDOMINIUM
365	278910	0440	7/21/2009	215,000	202,000	1,022	4	1980	4	0	0	GLENDALE ESTATES CONDOMINIUM
365	278910	0490	1/23/2008	315,000	238,000	1,022	4	1980	4	0	0	GLENDALE ESTATES CONDOMINIUM
365	278910	0500	7/23/2009	244,300	229,000	1,022	4	1980	4	0	0	GLENDALE ESTATES CONDOMINIUM
365	278980	0010	3/30/2009	500,000	448,000	2,548	5	2004	3	0	0	GLENDALE TOWNHOMES
365	321157	0030	9/21/2009	280,000	269,000	1,245	4	1973	3	0	0	HEATHERSTONE CONDOMINIUM
365	321157	0080	4/21/2008	298,000	233,000	1,245	4	1973	3	0	0	HEATHERSTONE CONDOMINIUM
365	321157	0130	8/3/2009	249,000	235,000	1,245	4	1973	3	0	0	HEATHERSTONE CONDOMINIUM
365	321157	0150	11/17/2008	300,000	255,000	1,245	4	1973	3	0	0	HEATHERSTONE CONDOMINIUM
365	321157	0230	1/25/2008	306,100	232,000	1,177	4	1973	3	0	0	HEATHERSTONE CONDOMINIUM
365	321157	0550	3/14/2008	320,000	247,000	1,200	4	1973	3	0	0	HEATHERSTONE CONDOMINIUM
365	321157	0620	12/21/2009	210,000	209,000	1,030	4	1973	3	0	0	HEATHERSTONE CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
365	321157	0740	3/12/2008	291,000	224,000	1,030	4	1973	3	0	0	HEATHERSTONE CONDOMINIUM
365	327487	0020	8/1/2008	263,000	214,000	918	4	1969	3	0	0	HIDDEN CREEK CONDOMINIUM
365	327487	0120	3/26/2008	207,000	160,000	685	4	1969	3	0	0	HIDDEN CREEK CONDOMINIUM
365	327487	0730	10/27/2008	203,000	171,000	680	4	1969	3	0	0	HIDDEN CREEK CONDOMINIUM
365	327487	0770	6/6/2008	310,000	247,000	928	4	1969	3	0	0	HIDDEN CREEK CONDOMINIUM
365	329859	0010	3/3/2009	397,000	352,000	892	5	1975	4	0	0	HIGHLAND LANE
365	329859	0020	8/21/2008	350,000	288,000	891	5	1975	4	0	0	HIGHLAND LANE
365	329859	0030	5/28/2009	319,990	294,000	891	5	1975	4	0	0	HIGHLAND LANE
365	329859	0040	7/28/2008	359,990	293,000	894	5	1975	4	0	0	HIGHLAND LANE
365	329859	0050	7/29/2008	399,990	326,000	897	5	1975	4	0	0	HIGHLAND LANE
365	329859	0060	7/21/2008	364,950	296,000	884	5	1975	4	0	0	HIGHLAND LANE
365	329859	0070	5/28/2009	369,990	340,000	898	5	1975	4	0	0	HIGHLAND LANE
365	329859	0080	11/12/2008	389,990	331,000	894	5	1975	4	0	0	HIGHLAND LANE
365	329859	0090	11/13/2009	304,950	299,000	892	5	1975	4	0	0	HIGHLAND LANE
365	329859	0120	11/3/2009	299,950	293,000	891	5	1975	4	0	0	HIGHLAND LANE
365	329859	0130	1/9/2009	314,990	274,000	898	5	1975	4	0	0	HIGHLAND LANE
365	329859	0140	12/1/2008	295,000	252,000	895	5	1975	4	0	0	HIGHLAND LANE
365	329859	0160	5/22/2009	300,000	275,000	898	5	1975	4	0	0	HIGHLAND LANE
365	329859	0170	11/23/2009	288,500	284,000	895	5	1975	4	0	0	HIGHLAND LANE
365	329859	0190	11/23/2009	294,950	290,000	895	5	1975	4	0	0	HIGHLAND LANE
365	329859	0200	11/16/2009	299,000	294,000	895	5	1975	4	0	0	HIGHLAND LANE
365	357450	0060	7/24/2008	417,000	339,000	1,217	6	1980	3	0	0	INGLEBROOK PHASE I CONDOMINIUM
365	357450	0280	11/17/2008	375,000	319,000	1,217	6	1980	3	0	0	INGLEBROOK PHASE I CONDOMINIUM
365	357450	0330	6/23/2009	350,000	324,000	1,396	6	1980	3	0	0	INGLEBROOK PHASE I CONDOMINIUM
365	358690	0300	8/4/2008	355,000	290,000	1,701	4	1972	3	0	0	INNISFREE CONDOMINIUM
365	361450	0160	12/7/2009	233,000	231,000	915	4	1986	4	0	0	IRONWOOD AT CROSSROADS CONDOMINIUM
365	361450	0300	4/15/2009	201,300	182,000	916	4	1986	4	0	0	IRONWOOD AT CROSSROADS CONDOMINIUM
365	361450	0420	10/1/2008	220,000	184,000	651	4	1986	4	0	0	IRONWOOD AT CROSSROADS CONDOMINIUM
365	361450	0450	8/7/2009	263,000	248,000	915	4	1986	4	0	0	IRONWOOD AT CROSSROADS CONDOMINIUM
365	361450	0500	8/26/2009	230,000	219,000	960	4	1986	4	0	0	IRONWOOD AT CROSSROADS CONDOMINIUM
365	381129	0040	11/1/2009	349,500	341,000	1,433	6	1994	3	0	0	KELSEY LANE CONDOMINIUM
365	381129	0390	10/24/2008	337,000	284,000	1,227	6	1994	3	0	0	KELSEY LANE CONDOMINIUM
365	398690	0090	6/16/2008	332,000	266,000	987	5	1979	3	0	1	LAKE BELLEVUE VILLAGE CONDOMINIUM
365	398690	0190	11/5/2008	375,000	317,000	1,558	5	1979	3	1	1	LAKE BELLEVUE VILLAGE CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
365	398690	0210	2/5/2008	375,000	285,000	1,558	5	1979	3	0	1	LAKE BELLEVUE VILLAGE CONDOMINIUM
365	398690	0280	1/7/2008	325,000	244,000	987	5	1979	3	0	1	LAKE BELLEVUE VILLAGE CONDOMINIUM
365	398690	0450	8/21/2009	325,000	308,000	1,558	5	1979	3	0	1	LAKE BELLEVUE VILLAGE CONDOMINIUM
365	398690	0460	12/3/2008	358,500	307,000	1,558	5	1979	3	0	1	LAKE BELLEVUE VILLAGE CONDOMINIUM
365	398690	0490	6/3/2008	330,000	263,000	987	5	1979	3	0	1	LAKE BELLEVUE VILLAGE CONDOMINIUM
365	398690	0510	10/12/2009	239,000	231,000	987	5	1979	3	0	1	LAKE BELLEVUE VILLAGE CONDOMINIUM
365	398690	0520	1/7/2008	322,000	242,000	987	5	1979	3	0	1	LAKE BELLEVUE VILLAGE CONDOMINIUM
365	398690	0650	7/30/2008	389,000	317,000	1,558	5	1979	3	1	1	LAKE BELLEVUE VILLAGE CONDOMINIUM
365	423878	0330	5/20/2008	320,000	253,000	1,109	6	1999	3	0	1	LE CHATEAU
365	423878	0350	7/20/2009	325,000	305,000	1,411	6	1999	3	0	1	LE CHATEAU
365	423878	0570	12/1/2009	275,000	272,000	1,193	6	1999	3	0	1	LE CHATEAU
365	423878	0620	2/13/2008	290,000	221,000	829	6	1999	3	0	1	LE CHATEAU
365	423878	0710	3/25/2008	375,000	291,000	1,484	6	1999	3	0	1	LE CHATEAU
365	423878	0740	9/12/2008	250,000	207,000	900	6	1999	3	0	1	LE CHATEAU
365	423878	0840	10/17/2008	239,500	201,000	886	6	1999	3	0	1	LE CHATEAU
365	423878	0870	12/26/2008	399,000	345,000	1,478	6	1999	3	0	1	LE CHATEAU
365	423878	0950	5/5/2009	300,000	273,000	1,194	6	1999	3	0	1	LE CHATEAU
365	423878	1040	5/15/2008	392,000	310,000	1,369	6	1999	3	0	1	LE CHATEAU
365	550810	0260	5/21/2008	239,000	189,000	936	4	1978	3	0	0	MIDLAKES CONDOMINIUM
365	550810	0340	5/5/2008	250,000	197,000	936	4	1978	3	0	0	MIDLAKES CONDOMINIUM
365	620820	0560	5/14/2008	189,950	150,000	683	4	1979	3	0	0	NOTTINGHAM CONDOMINIUM
365	620820	0570	10/24/2008	190,000	160,000	683	4	1979	3	0	0	NOTTINGHAM CONDOMINIUM
365	630890	0040	3/5/2009	215,000	191,000	887	6	1968	4	1	0	OASIS CONDOMINIUM
365	630890	0040	11/5/2009	290,000	284,000	887	6	1968	4	1	0	OASIS CONDOMINIUM
365	630890	0060	9/24/2008	264,950	221,000	867	6	1968	4	1	0	OASIS CONDOMINIUM
365	630890	0090	7/31/2008	300,000	244,000	867	6	1968	4	1	0	OASIS CONDOMINIUM
365	638995	0090	6/15/2009	357,000	330,000	1,398	6	1997	3	0	0	ONE CENTRAL PARK CONDOMINIUM
365	638995	0450	10/27/2008	368,500	311,000	1,560	6	1997	3	0	0	ONE CENTRAL PARK CONDOMINIUM
365	638995	0770	7/21/2008	370,000	300,000	1,221	6	1997	3	0	0	ONE CENTRAL PARK CONDOMINIUM
365	638995	0790	4/27/2009	329,500	299,000	1,223	6	1997	3	0	0	ONE CENTRAL PARK CONDOMINIUM
365	638995	0840	2/7/2008	247,500	188,000	780	6	1997	3	0	0	ONE CENTRAL PARK CONDOMINIUM
365	638995	0910	10/16/2008	365,000	307,000	1,393	6	1997	3	0	0	ONE CENTRAL PARK CONDOMINIUM
365	660080	0100	3/14/2008	185,000	143,000	693	4	1977	4	0	0	PACIFIC VILLAGE CONDOMINIUM
365	660080	0180	8/18/2009	140,000	133,000	691	4	1977	4	0	0	PACIFIC VILLAGE CONDOMINIUM

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
365	660080	0390	12/18/2008	145,000	125,000	692	4	1977	4	0	0	PACIFIC VILLAGE CONDOMINIUM
365	660080	0580	4/21/2008	242,000	189,000	939	4	1977	4	0	0	PACIFIC VILLAGE CONDOMINIUM
365	660080	0680	5/6/2008	125,000	98,000	423	4	1977	4	0	0	PACIFIC VILLAGE CONDOMINIUM
365	660080	0700	8/26/2008	210,000	173,000	939	4	1977	4	0	0	PACIFIC VILLAGE CONDOMINIUM
365	660080	0850	9/12/2008	172,000	143,000	689	4	1977	4	0	0	PACIFIC VILLAGE CONDOMINIUM
365	660080	1100	5/23/2008	218,900	174,000	938	4	1977	4	0	0	PACIFIC VILLAGE CONDOMINIUM
365	732630	0060	4/7/2008	469,900	366,000	1,675	5	1989	3	0	0	RIVA CHASE PH 01 CONDOMINIUM
365	732630	0120	7/3/2008	430,000	347,000	1,782	5	1989	3	0	0	RIVA CHASE PH 01 CONDOMINIUM
365	732630	0150	9/25/2009	400,000	385,000	1,761	5	1989	3	0	0	RIVA CHASE PH 01 CONDOMINIUM
365	732630	0150	5/6/2008	420,000	331,000	1,761	5	1989	3	0	0	RIVA CHASE PH 01 CONDOMINIUM
365	734550	0030	7/28/2009	163,990	154,000	790	4	1969	3	0	0	RIVERSTONE
365	734550	0050	8/3/2009	164,990	155,000	790	4	1969	3	0	0	RIVERSTONE
365	734550	0070	9/15/2009	164,490	158,000	610	4	1969	3	0	0	RIVERSTONE
365	734550	0080	7/28/2009	174,990	164,000	780	4	1969	3	0	0	RIVERSTONE
365	734550	0090	7/28/2009	159,990	150,000	610	4	1969	3	0	0	RIVERSTONE
365	734550	0110	11/2/2009	169,990	166,000	610	4	1969	3	0	0	RIVERSTONE
365	734550	0120	7/28/2009	170,000	160,000	790	4	1969	3	0	0	RIVERSTONE
365	734550	0140	8/5/2009	149,990	141,000	610	4	1969	3	0	0	RIVERSTONE
365	734550	0150	8/4/2009	164,990	156,000	790	4	1969	3	0	0	RIVERSTONE
365	734550	0170	8/3/2009	169,990	160,000	790	4	1969	3	0	0	RIVERSTONE
365	734550	0180	9/30/2009	164,990	159,000	610	4	1969	3	0	0	RIVERSTONE
365	734550	0200	8/5/2009	234,990	222,000	940	4	1969	3	0	0	RIVERSTONE
365	734550	0210	7/15/2009	174,990	164,000	790	4	1969	3	0	0	RIVERSTONE
365	734550	0220	10/20/2009	153,739	149,000	610	4	1969	3	0	0	RIVERSTONE
365	734550	0230	8/26/2009	164,990	157,000	790	4	1969	3	0	0	RIVERSTONE
365	734550	0330	11/20/2009	229,990	226,000	940	4	1969	3	0	0	RIVERSTONE
365	734550	0430	8/18/2009	229,900	218,000	940	4	1969	3	0	0	RIVERSTONE
365	734550	0460	8/4/2009	184,990	174,000	870	4	1969	3	0	0	RIVERSTONE
365	734550	0540	7/28/2009	229,900	216,000	930	4	1969	3	0	0	RIVERSTONE
365	734550	0570	7/28/2009	170,000	160,000	870	4	1969	3	0	0	RIVERSTONE
365	734550	0650	8/28/2009	240,000	228,000	930	4	1969	3	0	0	RIVERSTONE
365	734550	0660	10/1/2009	179,990	174,000	880	4	1969	3	0	0	RIVERSTONE
365	734550	0710	12/29/2009	210,000	210,000	940	4	1969	3	0	0	RIVERSTONE
365	734550	0760	8/28/2009	174,990	167,000	870	4	1969	3	0	0	RIVERSTONE

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
365	734550	0780	9/15/2009	184,990	177,000	870	4	1969	3	0	0	RIVERSTONE
365	734550	0800	10/29/2009	229,990	224,000	940	4	1969	3	0	0	RIVERSTONE
365	734550	0830	8/18/2009	179,990	171,000	870	4	1969	3	0	0	RIVERSTONE
365	734550	0860	9/29/2009	179,990	173,000	870	4	1969	3	0	0	RIVERSTONE
365	734550	0920	11/30/2009	168,000	166,000	670	4	1969	3	0	0	RIVERSTONE
365	734550	0930	9/25/2009	159,900	154,000	670	4	1969	3	0	0	RIVERSTONE
365	734550	0940	8/28/2009	174,990	167,000	870	4	1969	3	0	0	RIVERSTONE
365	753280	0290	6/11/2009	349,950	323,000	1,408	4	1968	4	0	0	SAN SOUCI CONDOMINIUM
365	794135	0040	8/14/2008	397,500	326,000	1,662	4	1993	3	0	0	SPRINGTREE LANE CONDOMINIUM
365	794135	0100	4/15/2008	256,675	201,000	1,074	4	1993	3	0	0	SPRINGTREE LANE CONDOMINIUM
365	794135	0190	4/28/2008	379,000	298,000	1,610	4	1993	3	0	0	SPRINGTREE LANE CONDOMINIUM
365	857981	0090	4/21/2009	259,000	234,000	976	4	1986	3	0	0	TENTH PLACE AT BELLEVUE CONDOMINIUM
365	857981	0160	3/3/2008	299,900	230,000	976	4	1986	3	0	0	TENTH PLACE AT BELLEVUE CONDOMINIUM
365	857981	0200	4/29/2009	197,000	179,000	856	4	1986	3	0	0	TENTH PLACE AT BELLEVUE CONDOMINIUM
365	857981	0340	12/7/2009	235,000	233,000	859	4	1986	3	0	0	TENTH PLACE AT BELLEVUE CONDOMINIUM
365	857981	0380	7/25/2008	262,000	213,000	856	4	1986	3	0	0	TENTH PLACE AT BELLEVUE CONDOMINIUM
365	857981	0610	8/19/2009	202,000	192,000	859	4	1986	3	0	0	TENTH PLACE AT BELLEVUE CONDOMINIUM
365	857981	0680	9/23/2009	220,000	211,000	859	4	1986	3	0	0	TENTH PLACE AT BELLEVUE CONDOMINIUM
365	872580	0260	5/21/2008	218,000	173,000	976	4	1979	3	0	0	12TH PLACE PHASE I CONDOMINIUM
365	872580	0410	11/10/2008	210,000	178,000	976	4	1979	3	0	0	12TH PLACE PHASE I CONDOMINIUM
365	872580	0420	2/18/2009	215,000	190,000	976	4	1979	3	0	0	12TH PLACE PHASE I CONDOMINIUM
365	872580	0520	6/23/2008	235,000	189,000	1,052	4	1979	3	0	0	12TH PLACE PHASE I CONDOMINIUM
365	872580	0590	10/17/2008	215,000	181,000	976	4	1979	3	0	0	12TH PLACE PHASE I CONDOMINIUM
365	872580	0790	6/4/2008	239,950	191,000	1,052	4	1979	3	0	0	12TH PLACE PHASE I CONDOMINIUM
365	872580	0890	1/25/2008	265,000	201,000	1,052	4	1979	3	0	0	12TH PLACE PHASE I CONDOMINIUM
365	894412	0170	5/28/2008	275,000	218,000	1,190	4	1972	3	0	0	VILLA PHASE I THE CONDOMINIUM
365	894419	0160	1/20/2010	240,000	242,000	1,047	4	1980	3	0	0	VILLA 156 CONDOMINIUM
365	894425	0040	4/21/2008	320,000	251,000	1,034	4	1978	3	1	0	VILLA VIEW CONDOMINIUM
365	894434	0010	7/20/2009	410,000	384,000	2,192	5	2007	3	0	0	VILLAGE AT 15TH
365	894434	0020	7/20/2009	409,000	383,000	2,269	5	2007	3	0	0	VILLAGE AT 15TH
365	894434	0030	6/20/2009	400,000	370,000	2,269	5	2007	3	0	0	VILLAGE AT 15TH
365	894434	0040	6/22/2009	412,233	382,000	2,266	5	2007	3	0	0	VILLAGE AT 15TH
365	894434	0050	8/24/2009	414,000	393,000	2,192	5	2007	3	0	0	VILLAGE AT 15TH
365	894434	0060	8/12/2009	410,000	388,000	2,269	5	2007	3	0	0	VILLAGE AT 15TH

Area	Major	Minor	Sale Date	Sale Price	Adj. Sale Price	Living Area	Bld Grade	Year Built	Bld Cond	View	Water-front	Complex Name
365	894434	0070	8/12/2009	412,000	390,000	2,269	5	2007	3	0	0	VILLAGE AT 15TH
365	894434	0080	8/12/2009	420,000	397,000	2,266	5	2007	3	0	0	VILLAGE AT 15TH
365	894434	0090	7/3/2009	405,000	377,000	2,192	5	2007	3	0	0	VILLAGE AT 15TH
365	894434	0100	12/14/2009	418,880	416,000	2,269	5	2007	3	0	0	VILLAGE AT 15TH
365	894434	0110	7/20/2009	412,880	387,000	2,269	5	2007	3	0	0	VILLAGE AT 15TH
365	894434	0120	7/1/2009	410,000	381,000	2,266	5	2007	3	0	0	VILLAGE AT 15TH
365	894434	0130	7/20/2009	408,000	382,000	2,192	5	2007	3	0	0	VILLAGE AT 15TH
365	894434	0140	8/12/2009	414,000	391,000	2,269	5	2007	3	0	0	VILLAGE AT 15TH
365	894434	0150	7/20/2009	412,000	386,000	2,269	5	2007	3	0	0	VILLAGE AT 15TH
365	894434	0160	1/26/2009	475,001	415,000	2,266	5	2007	3	0	0	VILLAGE AT 15TH
365	894434	0170	6/12/2009	430,000	397,000	2,174	5	2007	3	0	0	VILLAGE AT 15TH
365	894434	0180	8/7/2009	418,000	394,000	2,168	5	2007	3	0	0	VILLAGE AT 15TH
365	894434	0190	8/12/2009	410,000	388,000	2,168	5	2007	3	0	0	VILLAGE AT 15TH
365	894434	0200	8/12/2009	420,000	397,000	2,171	5	2007	3	0	0	VILLAGE AT 15TH
365	951100	0310	8/5/2009	480,000	453,000	2,604	6	1973	3	0	0	WOODCREEK DIV NO 01 CONDOMINIUM
365	951100	0620	8/24/2009	415,000	394,000	1,637	6	1973	3	0	0	WOODCREEK DIV NO 01 CONDOMINIUM
365	951100	0960	7/22/2008	499,500	406,000	1,637	6	1973	3	0	0	WOODCREEK DIV NO 01 CONDOMINIUM
365	951100	1040	10/24/2008	580,000	489,000	2,179	6	1973	3	0	0	WOODCREEK DIV NO 01 CONDOMINIUM

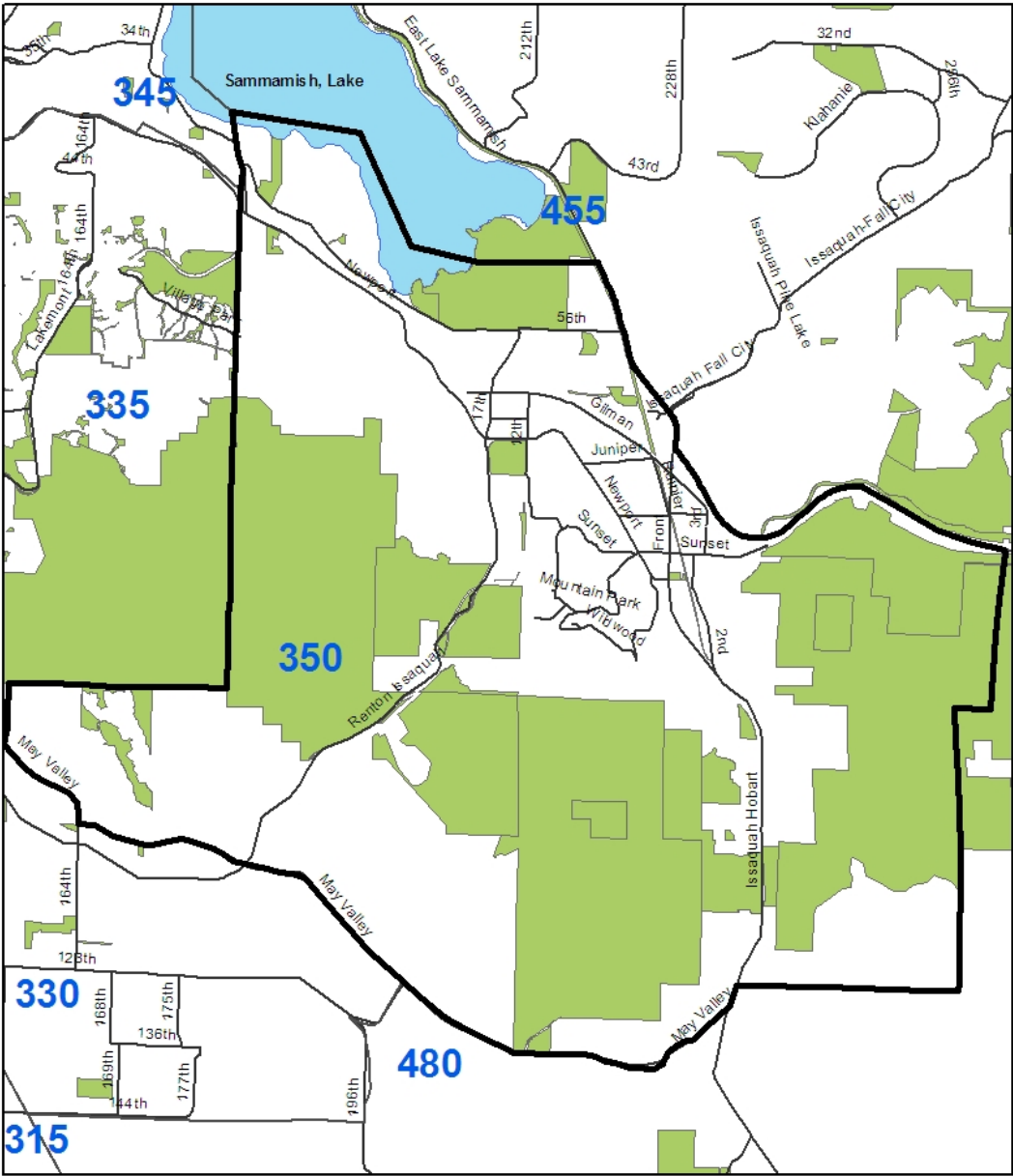
Sales Removed From Analysis

Area	Major	Minor	Sale Date	Sale Price	Comments
350	027950	0290	5/17/2008	67,500	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
350	027950	0810	8/19/2008	298,900	RESIDUAL OUTLIER
350	175000	0230	10/26/2009	326,247	BANKRUPTCY - RECEIVER OR TRUSTEE;
350	175000	0400	12/4/2008	319,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY;
350	362935	0380	9/10/2009	102,500	SAS-DIAGNOSTIC OUTLIER
350	362950	0030	11/13/2009	336,000	FINANCIAL INSTITUTION RESALE
350	362960	0410	6/3/2009	159,950	SAS-DIAGNOSTIC OUTLIER
350	363030	0120	6/8/2009	152,000	SAS-DIAGNOSTIC OUTLIER
350	378160	0050	6/24/2009	119,500	FINANCIAL INSTITUTION RESALE
350	570999	0210	12/15/2009	143,600	QUESTIONABLE PER APPRAISAL; BANKRUPTCY - RECEIVER OR TRUSTEE;
350	732600	0050	6/10/2008	245,400	SAS-DIAGNOSTIC OUTLIER
350	752497	0510	12/14/2009	147,328	FORCED SALE;
350	752497	0550	3/1/2009	185,000	FINANCIAL INSTITUTION RESALE
350	752548	0020	9/23/2009	214,900	SAS-DIAGNOSTIC OUTLIER
350	752548	1030	2/7/2008	245,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
350	752559	1040	4/9/2009	177,510	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
350	864415	0130	8/18/2009	117,200	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
365	025550	0030	6/9/2009	281,000	SAS-DIAGNOSTIC OUTLIER
365	025550	0520	9/22/2009	109,350	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
365	025550	0580	5/23/2008	500	\$1,000 SALE OR LESS;
365	029378	0350	9/24/2009	380,000	QUESTIONABLE PER APPRAISAL;
365	029378	0430	9/16/2009	302,500	QUESTIONABLE PER APPRAISAL;
365	142000	0090	11/5/2008	180,000	SAS-DIAGNOSTIC OUTLIER
365	185400	0100	3/20/2008	417,000	SAS-DIAGNOSTIC OUTLIER
365	185400	0330	6/24/2008	415,000	SAS-DIAGNOSTIC OUTLIER
365	241325	0200	9/11/2009	191,000	SAS-DIAGNOSTIC OUTLIER
365	258940	0010	7/1/2009	292,500	SAS-DIAGNOSTIC OUTLIER
365	261916	0510	3/25/2009	75,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS;
365	321157	0110	7/20/2009	256,500	EXEMPT FROM EXCISE TAX;
365	327487	0310	6/18/2008	199,000	QUESTIONABLE PER APPRAISAL;
365	327487	0550	11/19/2009	180,000	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Date	Sale Price	Comments
365	327487	0650	1/16/2009	179,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
365	327487	1050	10/5/2009	170,900	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
365	327487	1240	10/8/2009	180,000	SAS-DIAGNOSTIC OUTLIER
365	357450	0080	1/26/2009	371,300	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
365	358690	0040	10/21/2008	275,000	SAS-DIAGNOSTIC OUTLIER
365	361450	0370	8/19/2008	63,735	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS;
365	381129	0130	9/11/2009	350,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
365	381129	0140	5/1/2009	322,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
365	398690	0680	1/10/2008	450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
365	550810	0480	9/30/2009	155,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
365	620820	0420	9/9/2009	193,450	SAS-DIAGNOSTIC OUTLIER
365	630890	0160	11/5/2009	220,000	QUESTIONABLE PER APPRAISAL;
365	630890	0440	6/20/2008	344,554	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
365	630890	0440	12/2/2008	205,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
365	660080	1240	8/21/2008	160,000	QUESTIONABLE PER APPRAISAL;
365	734550	0060	9/17/2008	234,990	SAS-DIAGNOSTIC OUTLIER
365	734550	0240	7/30/2008	235,000	SAS-DIAGNOSTIC OUTLIER
365	734550	0320	3/31/2008	239,400	SAS-DIAGNOSTIC OUTLIER
365	734550	0340	4/4/2008	342,990	SAS-DIAGNOSTIC OUTLIER
365	734550	0470	7/9/2008	245,000	SAS-DIAGNOSTIC OUTLIER
365	734550	0520	1/9/2008	339,000	SAS-DIAGNOSTIC OUTLIER
365	734550	0530	2/25/2008	339,990	SAS-DIAGNOSTIC OUTLIER
365	734550	0750	3/10/2008	306,000	SAS-DIAGNOSTIC OUTLIER
365	734550	0770	7/10/2008	250,000	SAS-DIAGNOSTIC OUTLIER
365	734550	0910	9/18/2009	239,990	SAS-DIAGNOSTIC OUTLIER
365	753280	0130	11/10/2008	255,000	SAS-DIAGNOSTIC OUTLIER
365	857981	0150	11/19/2009	203,000	QUESTIONABLE PER APPRAISAL;
365	857981	0160	7/6/2009	210,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
365	857981	0540	7/23/2008	300,000	SAS-DIAGNOSTIC OUTLIER
365	866440	0470	12/29/2008	86,870	QUIT CLAIM DEED; CONDO WITH GARAGE, MOORAGE, OR STORAGE; AND OTHER WARNINGS;
365	866440	0550	12/29/2008	86,870	QUIT CLAIM DEED; CONDO WITH GARAGE, MOORAGE, OR STORAGE; AND OTHER WARNINGS;
365	872580	0670	11/6/2008	120,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
365	872580	0680	12/29/2009	177,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
365	894419	0170	7/10/2009	289,950	SAS-DIAGNOSTIC OUTLIER

Area	Major	Minor	Sale Date	Sale Price	Comments
365	894425	0090	7/8/2008	245,000	QUESTIONABLE PER APPRAISAL;
365	951100	0020	8/4/2009	415,000	QUESTIONABLE PER APPRAISAL;
365	951100	0490	9/25/2009	475,000	SAS-DIAGNOSTIC OUTLIER
365	951100	0670	10/22/2009	425,000	QUESTIONABLE PER APPRAISAL;
365	951100	1100	8/29/2008	567,500	SAS-DIAGNOSTIC OUTLIER
365	951100	1110	5/11/2009	572,500	SAS-DIAGNOSTIC OUTLIER
365	951100	1290	6/12/2008	88,143	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
365	951100	1350	4/7/2009	335,000	QUESTIONABLE PER APPRAISAL;

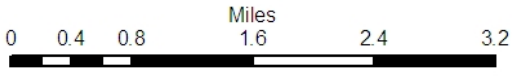
Area 350 Neighborhood Map



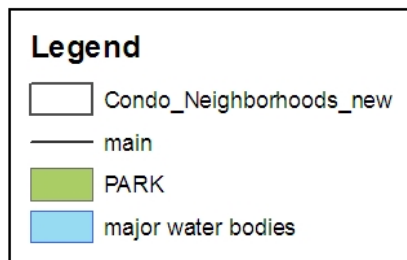
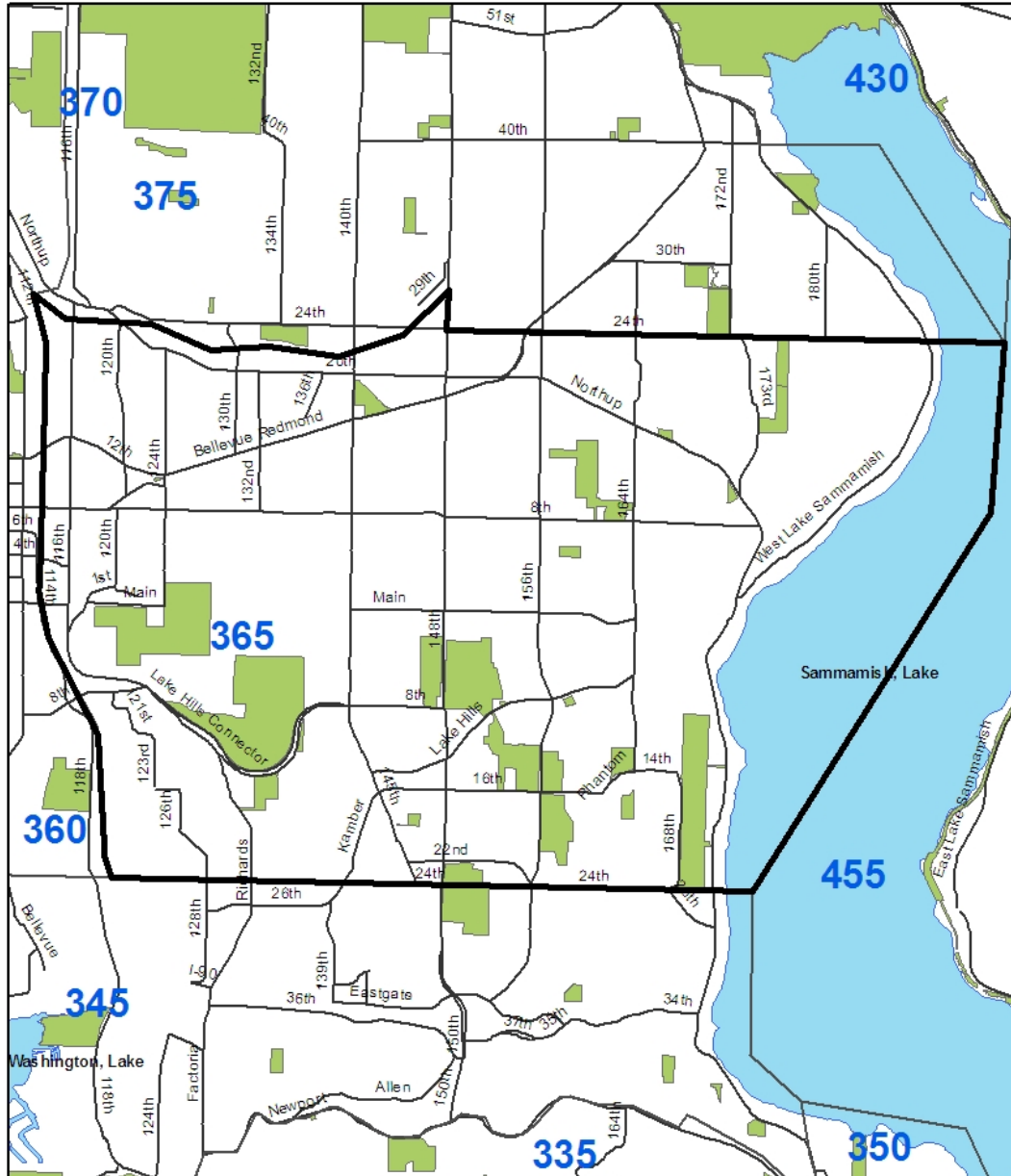
Legend

- Condo_Neighborhoods_new
- main
- PARK
- major water bodies

Neighborhood 350



Area 365 Neighborhood Map



Neighborhood 365

